

RESOLUTION 16-R-PS-53 to adopt a Plan of Services for approximately 77.1 acres along Manchester Pike and Dilton Mankin Road, Mankin Family Limited Partnership, applicants. [2016-512]

WHEREAS, the Owner(s) of the territory identified on the attached map as the "Area to be Annexed" have either petitioned for annexation or given written consent to the annexation of such territory; and

WHEREAS, a proposed Plan of Services for such territory was prepared and published as required by T.C.A. §6-51-102 and T.C.A. §6-51-104; and

WHEREAS, the proposed Plan of Services was submitted to the Murfreesboro Planning Commission on October 5, 2016 for its consideration and a written report, at which time the Planning Commission held a public hearing and thereafter recommended approval of the Plan of Services to the City Council;

WHEREAS, a Public Hearing on the proposed Plan of Services was held before the City Council of the City of Murfreesboro, Tennessee, on December 1, 2016, pursuant to a Resolution passed and adopted by the City Council on October 13, 2016, and notice thereof published in The Murfreesboro Post, a newspaper of general circulation in said City, on November 14, 2016; and,

WHEREAS, the Plan of Services for the territory identified on the attached map as the "Area to be Annexed" establishes the scope of services to be provided and the timing of such services and satisfies the requirements of T.C.A. §6-51-102.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:

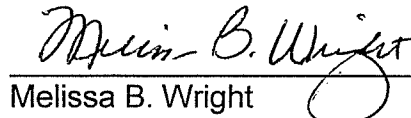
SECTION 1. That, pursuant to authority conferred by T.C.A. Sections 6-51-101, et seq., the Plan of Services attached hereto for the territory identified on the attached map as the "Area to be Annexed" is hereby adopted as it is reasonable with respect to the scope of services to be provided and the timing of such services.

SECTION 2. That this Resolution shall take effect upon the effective date of the Annexation Resolution with respect to the territory, **Resolution 16-R-A-53**, the public welfare and the welfare of the City requiring it.

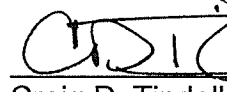
Passed: December 1, 2016


Shane McFarland, Mayor

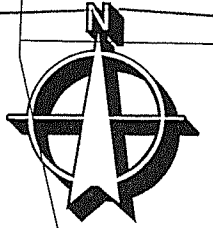
ATTEST:


Melissa B. Wright
City Recorder

APPROVED AS TO FORM:


Craig D. Tindall
City Attorney

SEAL



LYTLE-CREEK

Area to be Annexed

LEES-SPRING-BRANCH

WATTS LN

Murfreesboro
City Limits

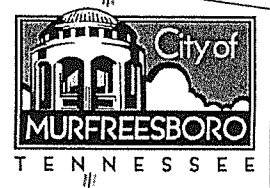
DILTON-MANKIN-RD

LAVENDER TRL

MANCHESTER PK

Resolution 16-R-PS-53

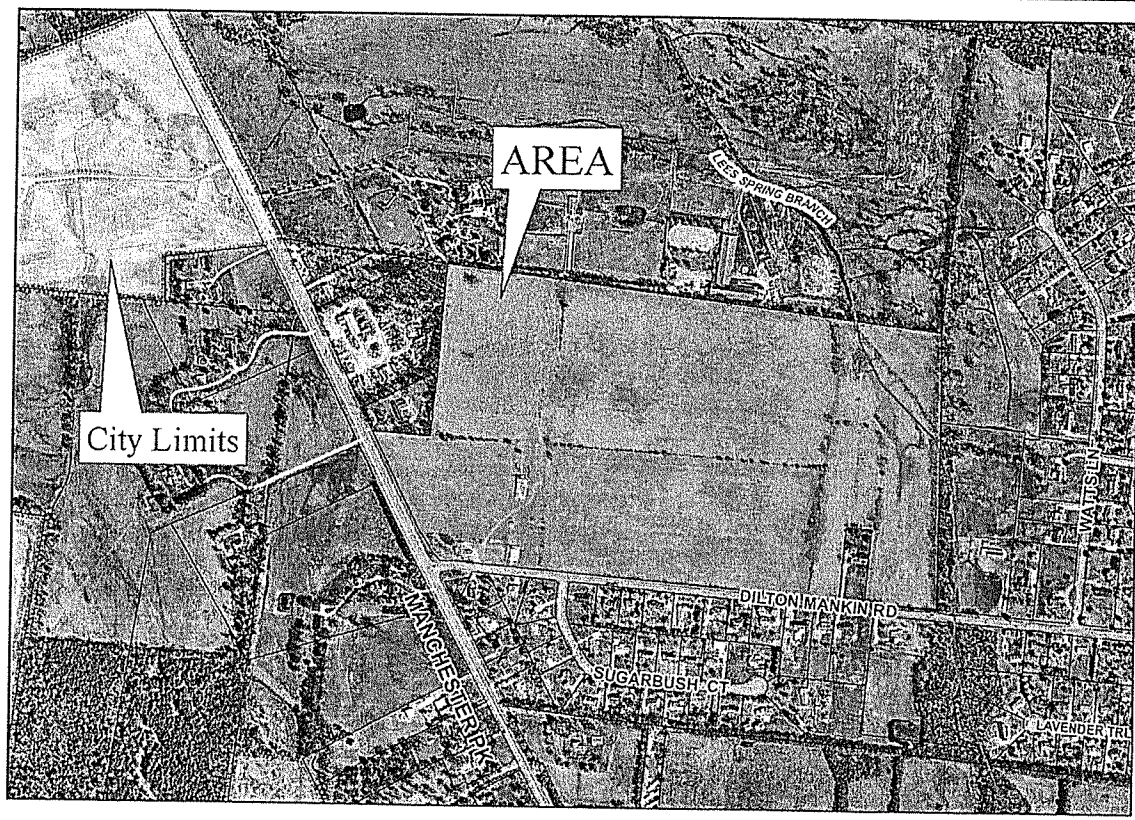
WARMIN
GFIELD DR



**ANNEXATION REPORT FOR PROPERTY LOCATED AT
3545 MANCHESTER PIKE
INCLUDING PLAN OF SERVICES**

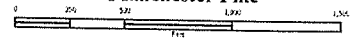


PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
October 5, 2016



Path: G:\planning\annex\manchesterHwy_DiltonMankinortho.mxd

Annexation Request for Property Along Manchester Pike



GIS Department
City of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesboro.gov

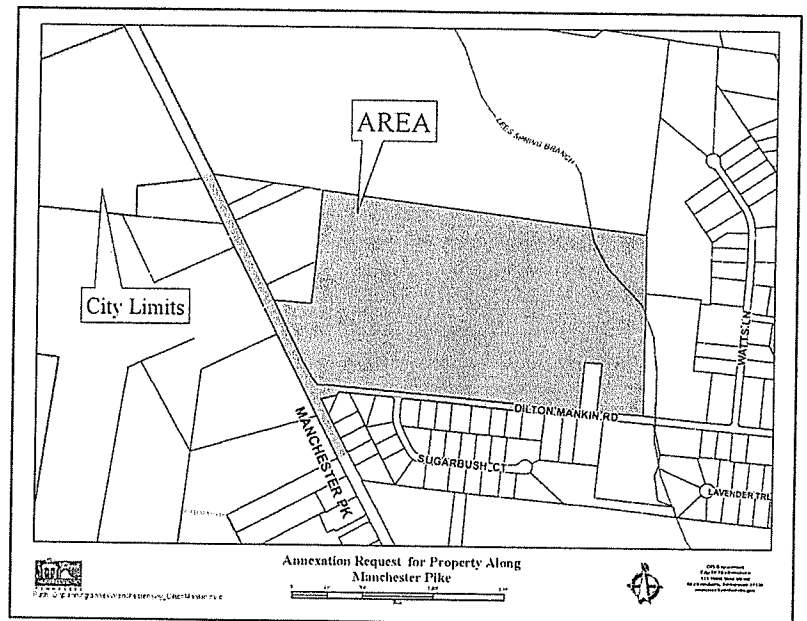
INTRODUCTION

OVERVIEW

The applicant, Matt Taylor of SEC Inc., representing Mankin Family Partnership, has requested annexation of property along the east side of Manchester Pike and the north side of Dilton Mankin Road.

The area studied in this Plan of Services includes: a 70.9-acre parcel (Tax Map 126, Parcel 18.00); an adjacent 2,100-linear foot, 4.14-acre portion of right-of-way along Manchester Pike; and an adjacent 1,800, 2.0-acre portion of right-of-way along Dilton Mankin Road. (Note: All acreages are approximate.)

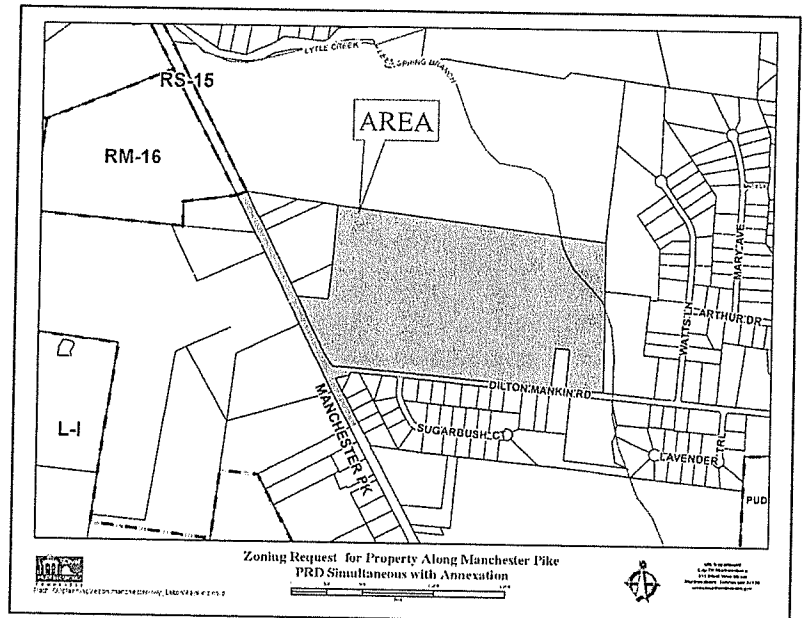
The study area lies within the City of Murfreesboro's Urban Growth Boundary and adjoins the City along Manchester Pike on the northwest. Adjacent areas to the north, south, east, and west lie within the unincorporated County.



CITY ZONING

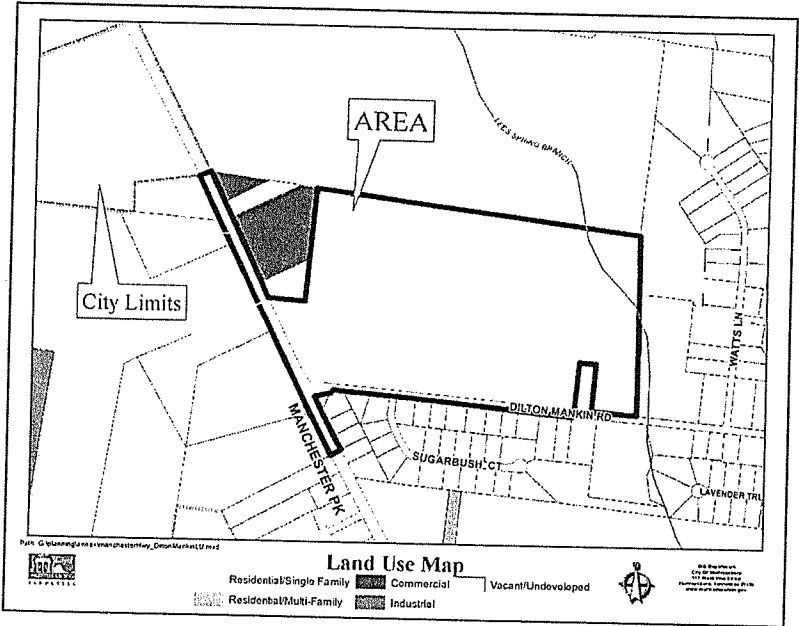
The applicant has requested rezoning to PRD (Planned Residential District) simultaneous with annexation. The study area is presently zoned RM (Residential – Medium Density) in the County.

Adjacent properties to the northwest of the study area are located within the City and are zoned RS-15 (Single-Family Residential) and RM-16 (Multi-Family Residential). Adjacent properties to the north, south, east, and west lie within the unincorporated County and are zoned RM.



**PRESENT AND SURROUNDING
LAND USE**

The 70.9-acre requested parcel presently includes a single-family house and several detached accessory structures. A mix of single-family residential dwellings and commercial uses lie adjacent to the study area on the northwest. Large-lot single-family dwelling units line the western side of Manchester Pike. Mankinville Estates—a County residential subdivision—lies adjacent to the study area on the south across Dilton Mankin Road. The Watts Lane residential subdivision (also in the unincorporated County) is located east of the study area.



TAXES AND REVENUE

The first City tax bill for all property annexed during the calendar year of 2016 will be due on December 31, 2017. City taxes are calculated upon the property appraisal and assessment of the Rutherford County Property Assessor’s Office. The current tax rate for the City of Murfreesboro is \$1.2703/\$100.00 assessed value. Residential property is assessed at a rate of 25% of its appraised value, and commercial property is assessed at a rate of 40% of its appraised value. Table I below shows total assessment and estimated City taxes that would be collected if the property were to be annexed in its present state.

Table I
Estimated Taxes from Site

Owner of Record	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
Mankin Family Partnership	70.9	\$206,100	\$127,300	\$83,350	\$1,059

These figures are for the property in its current state.

The City of Murfreesboro is also projected to receive additional revenue from state-shared taxes. Table II below shows the 2016-2017 per capita state revenue estimates for the City of Murfreesboro once the development is built out.

Table II
Per Capita State Revenue Estimates

General Fund	Per Capita Amount
State Sales Tax	\$70.00
State Beer Tax	\$0.50
Special Petroleum Products Tax (Gasoline Inspection Fee)	\$2.05
Gross Receipts (TVA in-lieu taxes)	\$11.00
<i>Total General Revenue Per Capita</i>	<i>\$83.55</i>
State Street Aid Funds	Per Capita Amount
Gasoline and Motor Fuel Taxes	\$25.91
<i>Total Per Capita (General and State Street Aid Funds)</i>	<i>\$109.46</i>
Total State-Shared Revenues (based on full build-out at 2.58 per dwelling unit with maximum density of 163 units)	\$46,032.31

The per capita state revenue estimates apply only to new residents and will only be available after a certified census takes place.

PLAN OF SERVICES

POLICE PROTECTION

At present, the study area receives police service through the Rutherford County Sheriff's Department. If annexed, the Murfreesboro Police Department will begin providing services such as patrol, criminal investigation, community policing, traffic operations, canine, DARE and other community crime prevention programs to the subject parcel immediately upon the effective date of annexation. This annexation will have no negative impact on the Murfreesboro Police Department. No additional costs to the department are expected. This property is located in Police Zone #5.

ELECTRIC SERVICE

The property is located within Middle Tennessee Electric Membership Cooperative's (MTEMC) service boundary. MTEMC has facilities and capacity in place to serve the proposed development. The electrical infrastructure installed to serve the proposed development will be required to adhere to MTEMC standards.

STREET LIGHTING

According to MTEMC, street lighting will be installed upon request by the City of Murfreesboro.

STREETS AND ACCESS

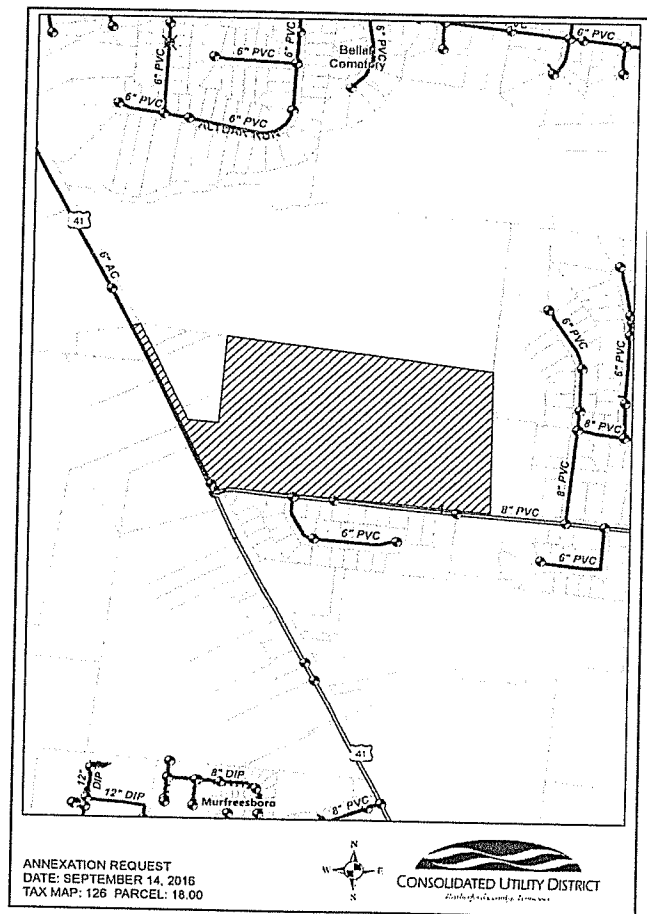
The study area currently has access to Manchester Pike, a state route and major arterial, on the west and Dilton Mankin Road, a County road, on the south. Upon annexation, the 1,800 linear feet of Dilton Mankin Road included in the study area will become the responsibility of the City of Murfreesboro. Dilton Mankin Road is presently on the City's Major Thoroughfare Plan for upgrade to a three-lane curb-and-gutter section. The City will also assume operation and maintenance responsibilities for the 2,100 linear feet of Manchester Pike included in the study area. Manchester Pike is on the City's Major Thoroughfare Plan for upgrade to a five-lane curb-and-gutter section.

Any new development in the study area must dedicate required rights-of-way and easements and participate in the construction of improvements along street frontages. Additionally, turn lane improvements may be required as part of any future development. Any future public roadway facilities serving the study area along Dilton Mankin Road must be approved by the City Engineer. Future improvements along Manchester Pike must be approved by the Tennessee Department of Transportation (TDOT) and the City Engineer. Any new public roadways serving the study area must be constructed to City standards.

WATER SERVICE

The study area lies within Consolidated Utility District's (CUD) service area. CUD presently has a six-inch water line along Manchester Pike and an eight-inch water line along Dilton Mankin Road. However, in order to meet the City's fire requirements, upgrades will be necessary. CUD has a Capital Improvement Project underway along Manchester Pike that will improve fire flow for the area; the developer will be required to participate in additional, necessary upgrades.

The existing water lines are shown on the adjacent map. Any new water line development must be done in accordance with CUD's development policies and procedures.



SANITARY SEWER SERVICE

Sanitary sewer is not currently available to serve the subject property, per the Murfreesboro Water and Sewer Department's (MWSD) definition of "available."

MWSD, Planning, and Engineering staff have worked with the applicant to develop septic tank effluent pumping (STEP) design criteria for developments beyond MWSD's sanitary sewer central collection system. MWSD has received approval from the Water and Sewer Board and the City Council to accept STEP systems for treatment and disposal. Therefore, MWSD will accept a STEP system for the study area to be dedicated to MWSD for ownership, operation, and maintenance. Any future extension of the sanitary sewer system would serve the study area only if the STEP system fails.

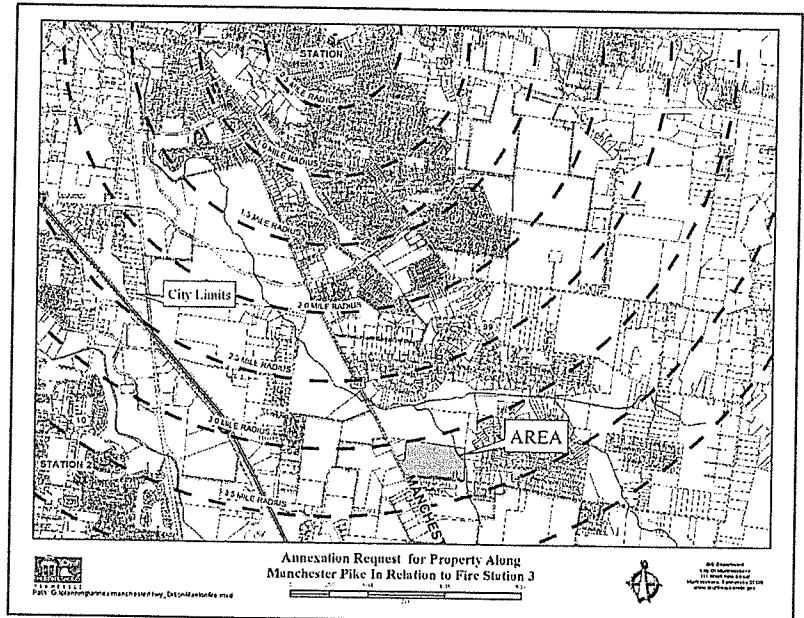
Because the STEP system will not connect to existing public sewer infrastructure, the standard sewer connection fees will not apply. Staff anticipates creating a customer class for customers served through the STEP system to adequately cover operation and maintenance costs. Monthly sewer fees are anticipated to correspond with Consolidated Utility District's (CUD) STEP system rates.

All sewerage improvements must be installed in accordance with the applicable State design criteria and regulations for STEP systems and CUD's construction specifications. Additionally, improvements must follow MWSD's Development Policies and Procedures.

FIRE AND EMERGENCY SERVICE

The annexation will have no negative impact on the Murfreesboro Fire and Rescue Department (MFRD). The MFRD will provide fire protection with a full-time, professional staff as well as medical first responder service. Any development on the site must provide adequate fire flows and install water lines and fire hydrants per the Consolidated Utility District (CUD) policies and procedures.

The closest fire station to the subject tract is Fire Station #3, located at 1511 Mercury Boulevard, 3.9 miles from the study area. Fire Station #2, located at 2880 Runnymede Drive, is 5.3 miles from the study area. The MFRD can provide ISO Class Two (2) fire protection. The dashed lines on the adjacent map represent linear distance ranges from the nearest fire stations.



SOLID WASTE COLLECTION

The City will provide weekly curbside solid waste collection service immediately upon the effective date of annexation, as well as brush/debris removal every two to three weeks. The initial day of service will be Monday.

BUILDING AND CODES

The property will immediately come within the City's jurisdiction for code enforcement immediately upon the effective date of annexation. The City's Building and Codes Department will begin issuing building and construction permits and enforcing the codes and inspecting new construction for compliance with the City's construction codes immediately upon the effective date of annexation. The Building and Codes Department will also ensure that any new signs associated with the development of the property comply with the Sign Ordinance. No additional costs are expected.

RECREATION

Murfreesboro's Parks and Recreation facilities will be immediately available to residents of the study area. Currently Murfreesboro has two multi-purpose facilities, one community center, a wilderness facility, over 1,000 acres of parks, a network of greenways, and recreational sports. These facilities and programs are wholly funded by the Murfreesboro tax payers. Children who are residents of the

City of Murfreesboro, attend Murfreesboro Elementary Schools, and receive free or reduced lunches also receive free or reduced recreational fees.

CITY SCHOOLS

The Murfreesboro City School system serves grades kindergarten through sixth and is offered to students who are within the jurisdiction of the City of Murfreesboro. The study area is located in the Black Fox Elementary school zone. Murfreesboro City Schools is in the process of constructing an addition to Black Fox Elementary School, projected to open in Fall 2017, in order to accommodate additional growth.

GEOGRAPHIC INFORMATION SYSTEMS

The property is within the area photographed and digitized as part of the City's Geographic Information Systems (G.I.S.) program.

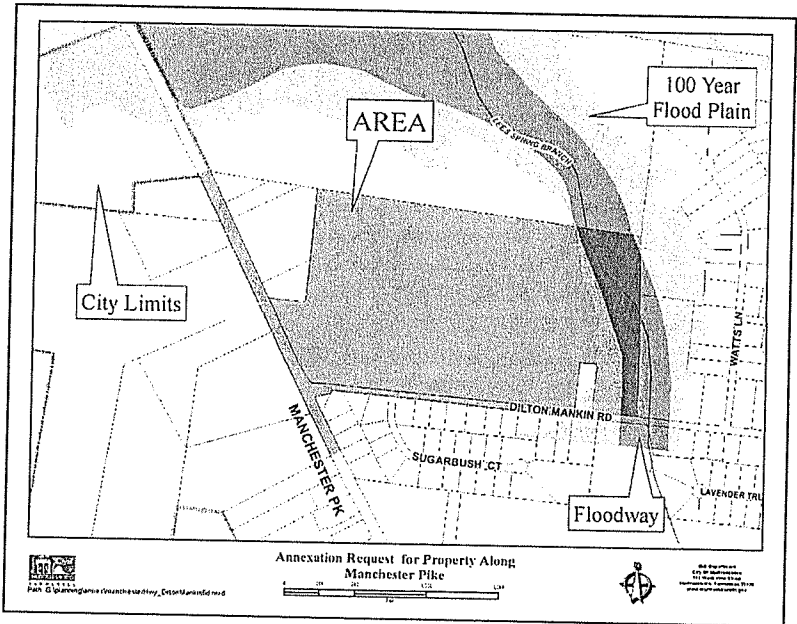
PLANNING, ENGINEERING, AND ZONING SERVICES

The property will come within the City's jurisdiction for planning and engineering code enforcement immediately upon the effective date of annexation. As new development occurs, the Planning Commission will review all site plans, preliminary, and final plats. Among other duties, the Planning and Engineering Departments will inspect and monitor new construction of streets and drainage structures for compliance with the City's development regulations.

FLOODWAY

A portion of the study area is located within a floodway or 100-year floodplain as delineated on the Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA).

The adjacent map shows the floodway boundary in purple and the 100-year floodplain boundary in blue.

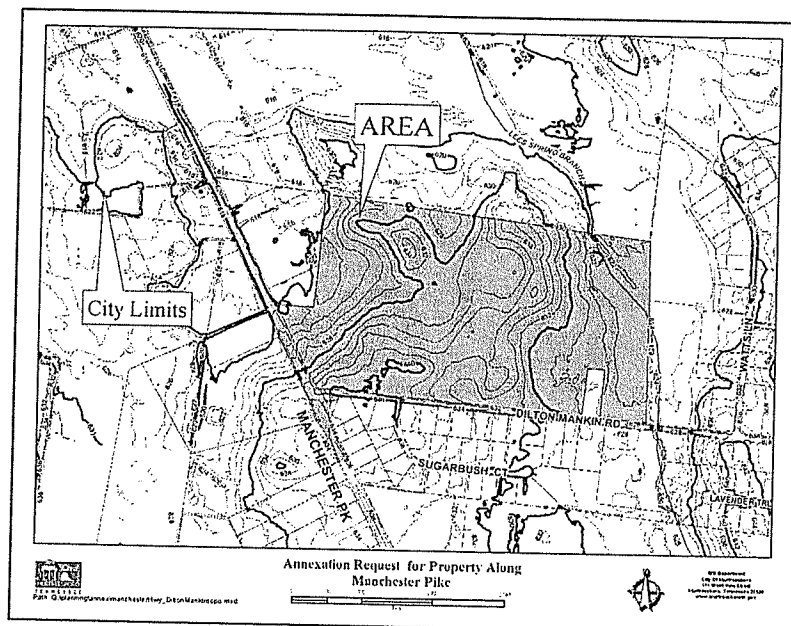


DRAINAGE

The eastern portion of the study area drains eastward to Lees Spring Branch. The northwestern portion of the study area drains northward on adjacent property and to Lytle Creek. The western portion of the study area drains on adjacent property to the west and to the right-of-way on Manchester Pike. Existing public drainage systems serving the study area are integral to Dilton Mankin Road and Manchester Pike. The Dilton Mankin Road drainage system will become the City's responsibility upon annexation, while TDOT will remain responsible for the Manchester Pike drainage system. Any new public drainage facilities proposed to serve the study area in the future must meet City standards.

New development on the property must meet the City's requirements for building in the floodplain, including properly elevating structures and preventing encroachments in the floodway. Any future development must include a 50-foot Water Quality Protection Area from top of bank on each side of Lees Spring Branch.

New development on the property must also meet overall City of Murfreesboro Stormwater Quality requirements including water quality and detention. Future development in the study area will be subject to the Stormwater Utility Fee upon completion of construction. Based on the proposed residential land use and considering applicable credits, this property has the potential to generate \$6,350 in Stormwater Utility Fees annually upon full development. The red lines on the adjacent map represent ten-foot contours. The black lines represent two-foot intervals.



ANNEXATION FOLLOW-UP

The Murfreesboro City Council will be responsible for ensuring that this property will receive City services described in this plan. According to the Tennessee Growth Policy Act, six months following the effective date of annexation, and annually thereafter until all services have been extended, a progress report is to be prepared and published in a newspaper of general circulation. This report will describe progress made in providing City services according to the plan of services and any proposed changes to the plan. A public hearing will also be held on the progress report.